

Minnesota Housing Loan Programs

Step Up *Non-first-time homebuyer loans*



Program Description

This program description is a summary of program requirements and does not contain all the information needed to originate Minnesota Housing loans. Lenders should refer to Minnesota Housing's [Step Up Program Procedural Manual](#) and the underlying product descriptions for complete information.

PARAMETERS	REQUIREMENTS	
First-Time Homebuyer	No	
Eligible Use	Purchase, Refinance, Premium Pricing Refinance	
Eligible Products	<ul style="list-style-type: none"> FHA FHA Streamlined Refinance FHA 203(k) Streamlined VA 	<ul style="list-style-type: none"> RD Fannie Mae HFA Preferred™/UPMI* Fannie Mae HFA Preferred Risk Sharing™* Freddie Mac HFA PreferredSM/UPMI* <p><i>*See product description for additional requirements</i></p>
Eligible Occupancy	Owner-occupied	
Minimum Credit Score/Maximum Debt-to-Income Ratio (DTI)	<ul style="list-style-type: none"> 640 / 45% maximum 660 / 50% maximum Loans with non-traditional credit committed July 1, 2015 or later require manual underwriting; and; <ul style="list-style-type: none"> Maximum 36% DTI Minimum two months PITIA reserves after closing (or per product guidelines, if greater) 	
Income Limits	Area	Income Limit (Qualifying Income)
	11-County Metro	\$124,000
	Rochester MSA (Dodge/Olmstead only)	\$124,000
	Balance of State	\$110,600
Purchase Price/Loan Amount Limit	<ul style="list-style-type: none"> 11-County Metro - \$307,300 Balance of State - \$258,600 	
Amortization	15- or 30-year terms	
Interest Rates	Current rate available at www.mnhousing.gov	
Downpayment and Closing Cost Loans	<ul style="list-style-type: none"> Monthly Payment Loan (<i>not eligible with Premium Pricing Refinance</i>) <i>*Must meet income requirements</i> Community Seconds® 	
Eligible Property Types	<ul style="list-style-type: none"> Single-family, detached Duplex Townhouse A unit within a PUD Community Land Trust property 	<ul style="list-style-type: none"> Condos (<i>for loans committed after July 15, 2015, must be approved by USBHM with a Full, Streamlined, or Reciprocal Review, or have an eligible Third Party Certification form</i>) Modular home Manufactured home taxed as real property
Minimum Borrower Contribution	<ul style="list-style-type: none"> Lesser of \$1,000 or 1% of the purchase price if receiving Monthly Payment Loan None for refinances 	
Homebuyer Education	Required of at least one borrower, if all borrowers are first-time homebuyers and are receiving a conventional loan and/or Minnesota Housing DPA.	
Mortgage Insurance	Defer to underlying product guidelines	

Minnesota Housing Loan Programs

Step Up *Non-first-time homebuyer loans*



Minimum or Maximum Reserve Requirements	Defer to underlying product guidelines
Interested Party Contributions	Defer to underlying product guidelines
Maximum LTV/CLTV	Defer to underlying product guidelines